



# Wilkes-Barre Area School District

Presentation of the

## District Wide Feasibility Study

December 17, 2014

A+E Group  
Borton-Lawson  
Leonard Engineering, Inc.  
Williams Kinsman Lewis Architecture



# Agenda

- Study Background
- Study Timeline
- General Assessment of Secondary Centers
  - Coughlin
  - Meyers
  - GAR
- Options: Renovate vs. New
- Site Options
- Alignment Options
- Order of Magnitude Costs

# Study Background

- Consensus: Meyers and Coughlin are in deteriorated condition
- Consensus: Schools can be improved to better meet the District's educational program

# Study Goals

- Documentation of the conditional assessment of the schools
- Preparation of options to address the secondary centers

# Study Timeline

- August 11<sup>th</sup> Notice to Proceed (120 Day Study)
- Individual Meetings w/ Principals & Asst. Principals
- Identification of Educational and Facility Shortcomings
- Walk-throughs of every District Facility
- Architectural, Mechanical, Electrical, Structural, Civil
- Structural Studies of Meyers & Coughlin
- Environmental Studies
- Site Studies
- Multiple Meetings w/ District Feasibility Study Committee to Review Progress, Receive Feedback, & Refine Options





# Coughlin Conditional Assessment

- Overburdened Power and Data Systems
- Deteriorating Heating Systems



# Coughlin Conditional Assessment

- Deteriorating Structural Systems
- Deteriorating Building Envelope





# Meyers Conditional Assessment

- Overburdened Power and Data Systems
- Outdated and Energy Inefficient Heating Systems



# Meyers Conditional Assessment

- Aging Materials and Ongoing Water Damage





# Meyers Conditional Assessment

- Deteriorating Building Envelope
- Interior Framing is Stable



# Coughlin and Meyers: Educational Deficiencies

- Functionality and Equipment
- Room Sizes





# Coughlin and Meyers: Deteriorating & Costly to Renovate

- Average age is 95 (built in 1930 and 1909)
- No comprehensive improvements in decades
- Systems and structures are deteriorating
- Inefficient, costly to operate, and require an extensive maintenance program
- Code and accessibility (ADA) issues
- Academic deficiencies
- Coughlin Renovations: \$83,200,000
- Meyers Renovations: \$113,500,000

# GAR Conditional Assessment

- Repoint and repair of masonry
- New windows
- New ceilings, lighting, data, finishes





# GAR Conditional Assessment

- Code and accessibility (ADA) upgrades
- Feasible to address academic deficiencies by modifying layout
- Stable building envelope and structural systems
- GAR Renovations: \$39,000,000

# Renovate vs. New



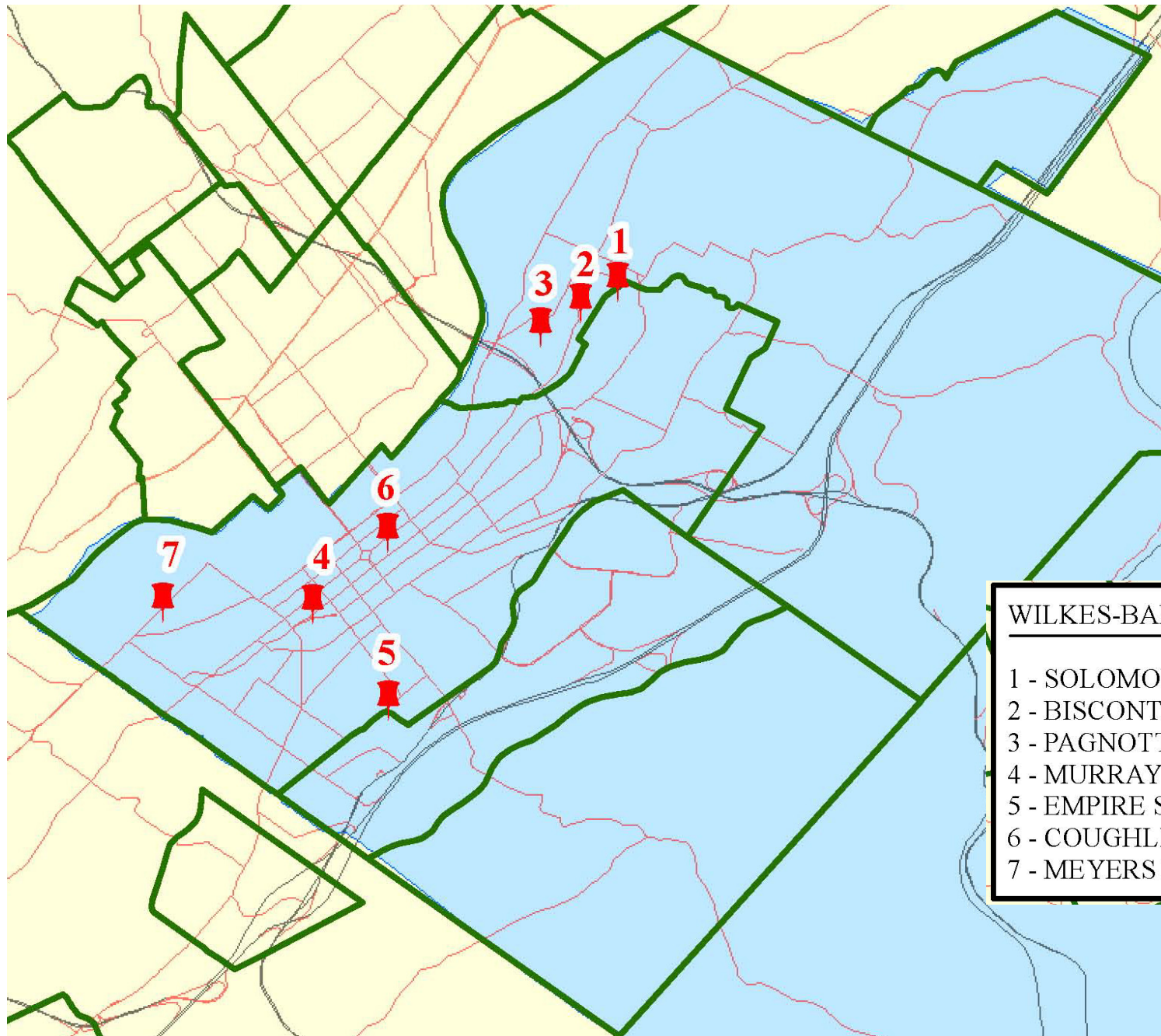
# Site Options & Conceptual Designs

## New Sites:

1. **Solomon Plains** (1,200 student option)
2. **Biscontini Parcel** (1,200 **or** 2,500 student option)
3. **Pagnotti Parcel** (1,200 **or** 2,500 student option)
4. **Former Murray Parcel** (1,200 student option)
5. **Empire Street Parcel** (1,200 **or** 2,500 student option)

## Existing Sites

6. **Coughlin School Parcel** (1,200 student option)
7. **Meyers School Parcel** (1,100 student option)



- WILKES-BARRE AREA SCHOOL DISTRICT PROPOSED SITES
- 1 - SOLOMON/PLAINS PARCEL
  - 2 - BISCONTINI PARCEL
  - 3 - PAGNOTTI SITE
  - 4 - MURRAY COMPLEX/SINIWA PARCEL
  - 5 - EMPIRE STREET PARCEL
  - 6 - COUGHLIN PARCEL
  - 7 - MEYERS PARCEL



## SOLOMON / PLAINS PARCEL - ADVANTAGES

- Property is owned by the school district.
- Accommodates 1,200 students and minimal parking.
- Good access from adjacent road network.
- Readily available utilities.
- Gentle existing grades, cleared site, and out of Susquehanna River flood plain.
- Central location to Lafin, Plains, and the Miners Mills and North End sections of Wilkes-Barre.
- Opportunity for educational and site synergies with adjacent facilities.

## SOLOMON / PLAINS PARCEL - DISADVANTAGES

- Sports complex would be lost/require reconstruction on another site.
- Immediately adjacent to an active railroad main line.
- Mine stabilization required.
- Must relocate existing sports facilities.
- Limited capacity (1,200) without additional costs/ limited space for expansion. (22.75 Acres)
- Vehicle/bus circulation: difficult to accommodate
- Increase in traffic on adjacent residential road network
- Uncertain geotechnical and soils issues due to past mining.

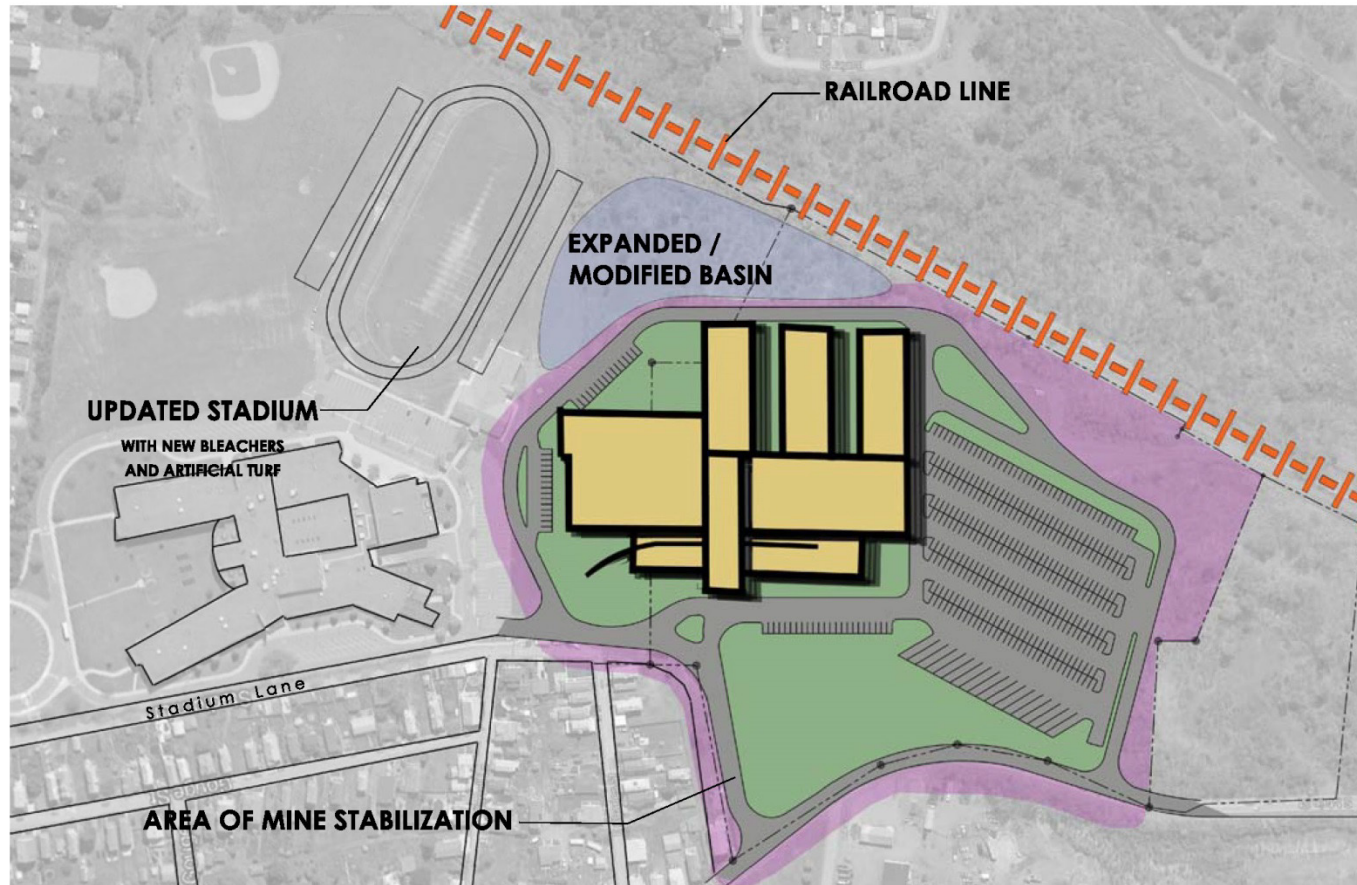


## BISCONTINI PARCEL - ADVANTAGES

- Accommodates 1,200 or 2,500 students & related parking. (16.2 Acres)
- Readily available utilities & access to/from adjacent road network.
- Existing grades are gentle, cleared site, out of flood plain, & significant impervious areas.
- Updated stadium with new bleachers and turf field.
- New and modified Physical Education Fields.
- Opportunities for shared parking and fields & sports complex use.
- Opportunity for educational and site synergies with adjacent facilities.
- Central location to Laffin, Plains, and the Miners Mills and North End sections of Wilkes-Barre.

## BISCONTINI PARCEL - DISADVANTAGES

- Land acquisition cost.
- Demolition Costs.
- Disruption/relocation of existing businesses if developed.
- Immediately adjacent to an active railroad main line.
- Existing pedestrian walkways unavailable to students from the North End section of Wilkes-Barre.
- Uncertain geotechnical and soils issues due to past mining.



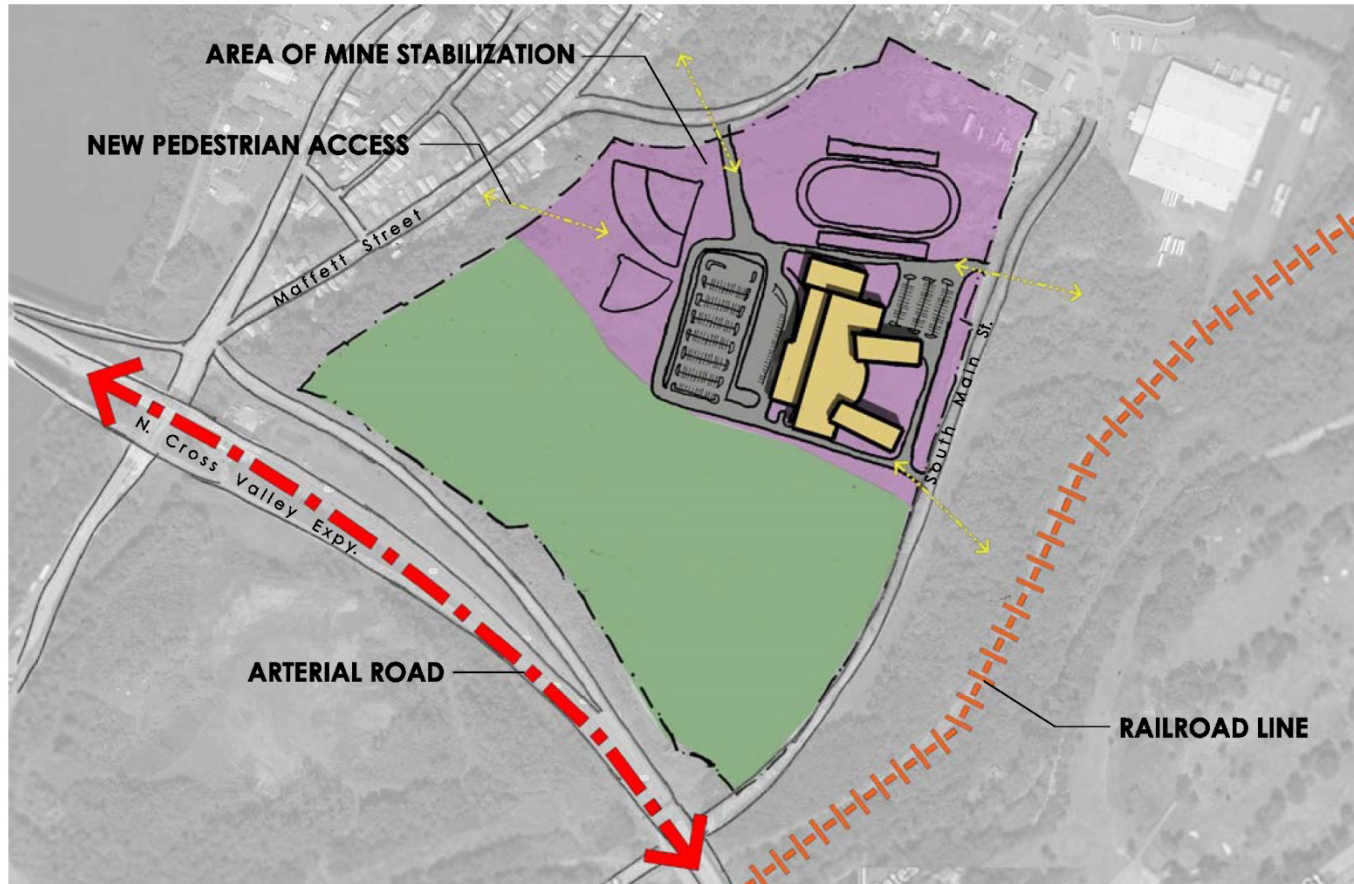


## PAGNOTTI PARCEL - ADVANTAGES

- Accommodates 1,200 or 2,500 student capacity & related parking.
- Large site available. Can accommodate school building, parking and sports facilities if necessary. (80 Acres)
- Good access from city streets and close to regional arterial highway.
- Centralized location for northeastern section of school district.
- Visually prominent location.
- Utilities available from nearby streets & close to existing sports facilities at Solomon.
- Out of Susquehanna River flood Plain.

## PAGNOTTI PARCEL - DISADVANTAGES

- Steep slopes, former mining site, & uncertain geotechnical & soils issues.
- Long utility extensions into site from nearby streets.
- Isolated from city and surrounding neighborhoods.
- Land acquisition cost.
- Development costs: high due to poor soil, difficult terrain, lack of site infrastructure, and need for access roads/drives.
- Existing pedestrian walkways unavailable to students from the North End section of Wilkes-Barre.



## MURRAY / SINIAWA PARCEL - ADVANTAGES

- Accommodates 1,200 students & related parking.
- Accessible from major city arteries.
- Convenient location for both G.A.R and Meyers High Schools.
- Utilities readily available.
- Flat site & significant impervious areas.
- Educational opportunities; adjacent to downtown higher education providers. (< 1mile)

## MURRAY / SINIAWA PARCEL - DISADVANTAGES

- Limited student capacity without additional costs/ limited site area. (11.49 Acres)
- Land acquisition costs are unknown.
- Minimal parking - little area for future expansion & no available area for sports complex.
- Difficult to accommodate vehicular/bus circulation.
- Demolition of existing structures & relocation of sanitary sewer mains.
- Storm water infiltration and detention areas limited/ storm water culvert traverses site.
- Adjacent to railroad line & 2 major thoroughfares - likely to require construction of multiple pedestrian bridges.
- Located in flood plain & protected by levee system.



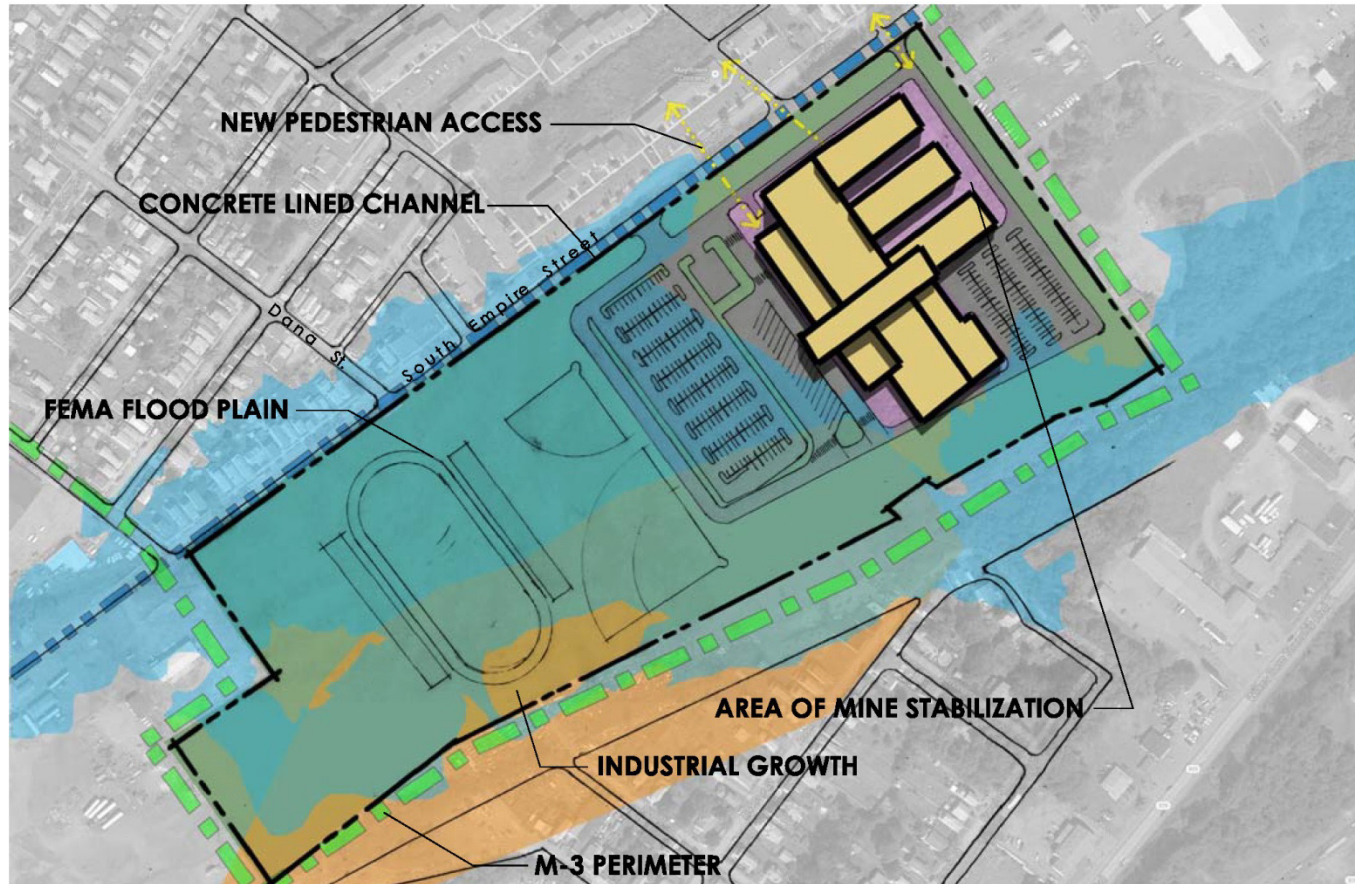


## EMPIRE STREET PARCEL - ADVANTAGES

- Property is owned by the school district.
- Large enough to accommodate school building, parking and athletic facilities. (37.34 Acres)
- Central location to Heights and the Georgetown sections of Wilkes-Barre Township.
- Existing grades are gentle.
- Readily available utilities.
- Adjacent city streets.

## EMPIRE STREET PARCEL - DISADVANTAGES

- Property is located outside of Coughlin service area close to GAR High School.
- Access into the site is across an existing concrete lined drainage channel - Limited vehicular/pedestrian accessibility.
- Approximately 2/3 of the site is in a FEMA flood plain for Spring Creek.
- The property is located within an M-3 heavy Industrial District surrounded on 3 sides with industrial uses. Adjacent future industrial uses may be even less compatible with a high school land use.
- Located in a former mining area with nearby shafts.
- Uncertain environmental, geotechnical, and soils issues due to past mining.



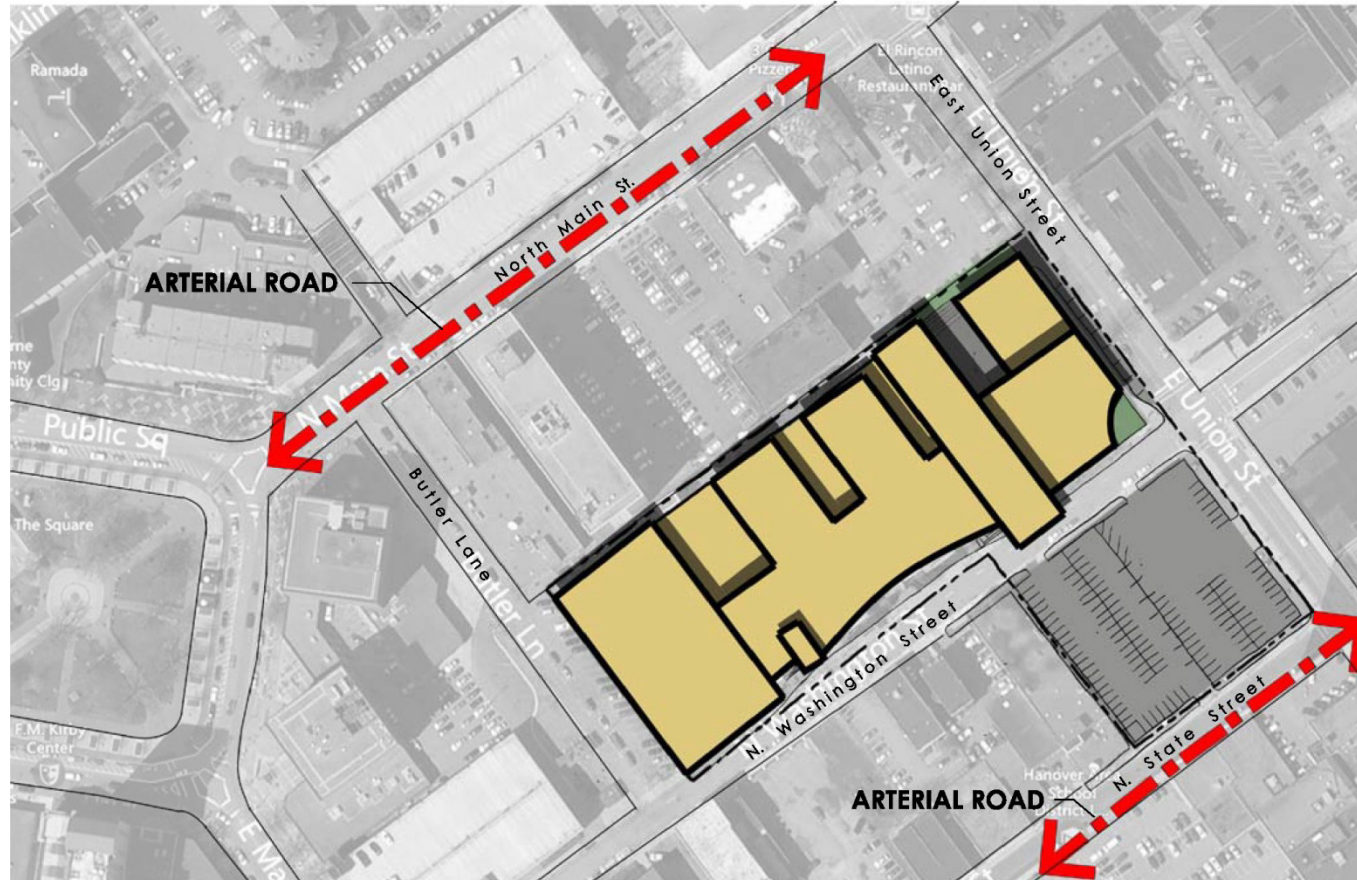


## COUGHLIN PARCEL - ADVANTAGES

- Accommodates 1,200 student capacity school
- Property is owned by the school district.
- Readily available utilities & additional onsite parking.
- Existing site with no changes to bus routes, walking distances, ect.
- Flat & impervious site.
- Opportunity to reduce/eliminate building elements due to available amenities. (e.g. F.M. Kirby Center, King's College, etc.)
- Maintains historical use pattern, high school presence in the downtown, & existing bus/traffic patterns.
- Enhanced education opportunities - adjacent to higher education providers. (< 1mile)

## COUGHLIN PARCEL - DISADVANTAGES

- Limited 1,200 student capacity/ land acquisition cost & parking area to be acquired.
- Vehicular/bus circulation difficult to accommodate.
- Loss of P.E. field; cost of reconstruction for new athletic field/track required on adjacent property.
- Lack of space for expansion. (2.364 Acres)
- Demolition Cost (\$2,000,000 +/-). Requires demolition and phasing plans to accommodate existing students - impacting educational; environment and programming.
- Located in Flood Plain but protected by W-B Levee System.

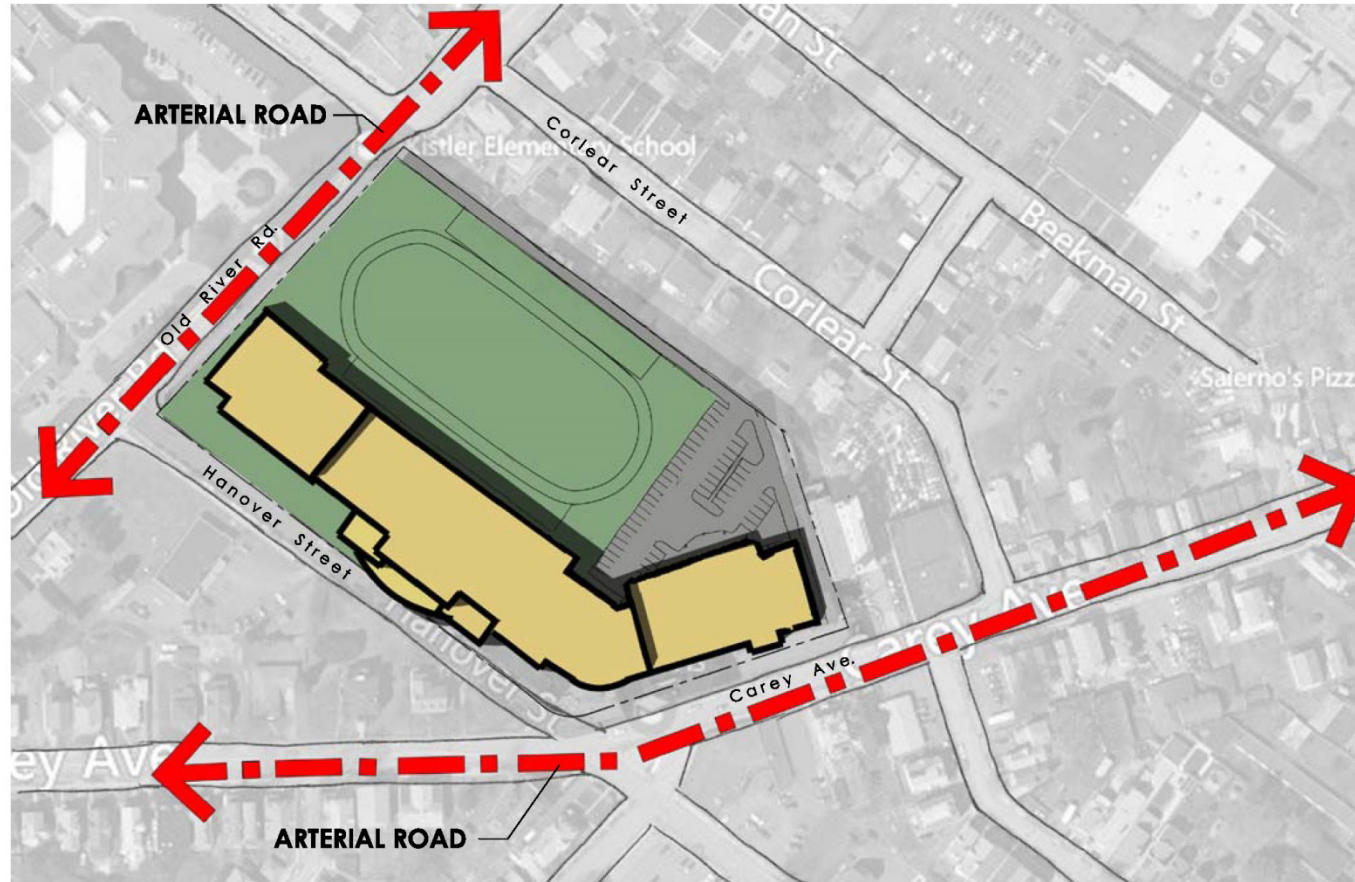


## MEYERS PARCEL - ADVANTAGES

- Property is owned by the school district.
- Readily available utilities & access to adjacent road network.
- Existing grades are gentle & site is impervious.
- Maintains historical use pattern & high school presence in the downtown and improves existing bus/traffic patterns & parking.
- Opportunity to reduce/eliminate building elements due to available amenities. (e.g. F.M. Kirby Center, King's College, etc.)
- Enhanced education opportunities - adjacent to higher education providers. (< 1mile)

## MEYERS PARCEL - DISADVANTAGES

- Limited capacity without additional costs (land acquisition costs) & limited space for expansion. (7.731 Acres)
- Loss of existing Wilkes-Barre Memorial Stadium and the replacement of athletic fields on-site or at another location. (e.g. Empire Street)
- Additional parking would need to be acquired.
- Vehicular/bus circulation: difficult to accommodate.
- Demolition Cost (\$3,000,000 +/-). Requires demolition and phasing plans - impacting educational environment and programming.
- Uncertain geotechnical and soils issues.
- Located in Flood Plain but protected by W-B Levee System.



# Alignment Options

# Alignment Options

1. **One Consolidated New High School (9-12)**
2. **Two New High Schools (9-12)**
3. **Three High Schools**



# One Consolidated New High School

**(2,500 Students)**

**Pagnotti** Parcel

**Biscontini** Parcel

**Empire Street** Parcel



# Two New High Schools

(1,200 Students Each)

**Pagnotti** Parcel

**Murray** Parcel

**Biscontini** Parcel

**Empire Street** Parcel

**Solomon Plains** Site

**Meyers** Site

**Coughlin** Site

# Three High Schools

(900-1,200 Students Each)

**GAR**

**Meyers**

**Coughlin**





# Costs - One or Two High Schools

	1,200 Students*	2,500 Students*	Land	Fields**
Pagnotti	\$ 75,652,500	\$ 119,130,000	?	
Murray/ Siniawa	\$ 73,810,000		?	?
Biscontini	\$ 72,077,500	\$ 113,740,000	?	
Empire	\$ 71,307,500	\$ 112,970,000		
Solomon	\$ 69,217,500			
Meyers	\$ 66,247,500			
Coughlin	\$ 63,882,500			?

\*GAR (New Junior High or 6-8 School): Renovated for \$39,000,000

\*\*Fields: An additional \$3,000,000 to \$7,000,000 depending on site and amenities

\*\*\*Costs Include Construction, Soft Costs, Contingency, and F,F,E.

# Costs – Three High Schools

	9-12	7-12
<b>Coughlin</b>	<b>\$ 63,882,500</b>	
<b>Meyers</b>		<b>\$ 61,187,500</b>
<b>GAR</b>		<b>\$ 39,000,000</b>

**\*\*Fields: An additional \$3,000,000 to \$7,000,000 depending on site and amenities**

# What's Next?

## 1) Community Discussion

### a. Alignment:

**One Consolidated School vs.  
Two or Three Neighborhood Schools**

### b. Site Selection

## 2) Refinement of Options